013.0	0010	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	912,700 / 912,700
					USE VALUE:	912,700 / 912,700
					ASSESSED:	912,700 / 912,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44	-44A	MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	44 MARY STREET LLC
Owner 2:	
Owner 3:	
Street 1:	15 PILGRIM DR
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry: Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	PSIAKIS ELAINE -
Owner 2:	-
Street 1:	15 PILGRIM DR
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Wood Shingle Exterior and 2516 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5400.000	442,500	4,600	465,600	912,700
Total Card	0.124	442,500	4,600	465,600	912,700
Total Parcel	0.124	442,500	4,600	465,600	912,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.76 | /Parcel: 362.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	10918
GIS Ref	
GIS Ref	
Insp Date	02/05/09

!1336!

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0010-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	442,600	4600	5,400.	465,600	912,800	912,800	Year End Roll	12/18/2019
2019	104	FV	341,300	4600	5,400.	494,700	840,600	840,600	Year End Roll	1/3/2019
2018	104	FV	341,300	4600	5,400.	360,800	706,700	706,700	Year End Roll	12/20/2017
2017	104	FV	319,500	4600	5,400.	314,300	638,400	638,400	Year End Roll	1/3/2017
2016	104	FV	319,500	4600	5,400.	267,700	591,800	591,800	Year End	1/4/2016
2015	104	FV	283,600	4600	5,400.	261,900	550,100	550,100	Year End Roll	12/11/2014
2014	104	FV	283,600	4600	5,400.	215,300	503,500	503,500	Year End Roll	12/16/2013
2013	104	FV	295,500	4600	5,400.	204,900	505,000	505,000		12/13/2012

PRINT

Date	Time
12/10/20	16:58:04

LAST REV

Date	Time
03/20/18	13:40:51
mmcmakin	
1336	

USER DEFINED

Prior Id # 1:	10918
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PSIAKIS ELAINE,	1522-10		1/25/2018	Convenience	1	No	No		
PSIAKIS STEVEN	1368-62		5/15/2009	Family	1	No	No		
PSIAKIS STEVEN	1191-79		4/9/2001	Family	1	No	No		
PSIAKIS LAZOS/E	1191-79		7/20/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2016	875	Siding	15,000					
4/24/2001	220	Re-Roof	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/5/2009	Meas/Inspect	294	PATRIOT
3/30/2000	Inspected	263	PATRIOT
9/30/1999	Mailer Sent		
9/30/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5400		Sq. Ft.	Site		0	80.	1.08	1									465,601						465,600	

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 465,601 | Spl Credit | Total: 465,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06732905
Const Adj.:	0.98000199
Adj $ / SQ:	177.817
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	641291
Depreciation:	198800
Depreciated Total:	442491

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 12 | BRs: 5 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	7	3	
Totals			
2	12	5	

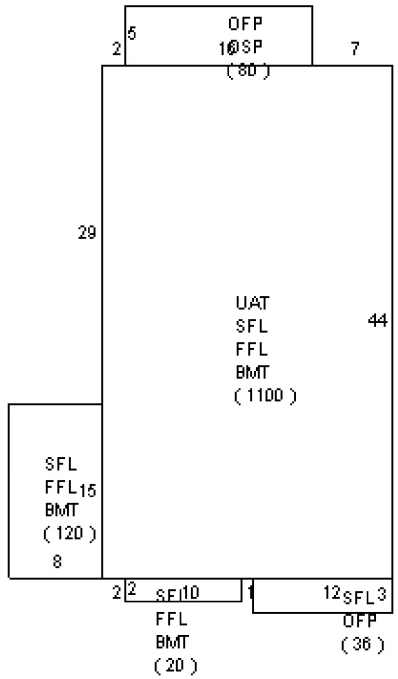
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	177.82
Special Features:	0	Val/Su Net:	104.68
Final Total:	442500	Val/Su SzAd	175.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,276	177.820	226,895
BMT	Basement	1,240	53.350	66,148
FFL	First Floor	1,240	177.820	220,494
UAT	Upper Attic	275	71.130	19,560
OFP	Open Porch	116	30.110	3,493
OSP	Screen Porch	80	40.020	3,202

Net Sketched Area: 4,227 | Total: 539,792

Size Ad 2516 | Gross Are 5052 | FinArea 2516

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID: 013.0-0010-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1928	22.31	T	40	104			4,600			4,600

More: N | Total Yard Items: 4,600 | Total Special Featues: | Total: 4,600

IMAGE

AssessPro Patriot Properties, Inc